

**महाराष्ट्र प्रादेशिक योजना - रायगड**

महाराष्ट्र प्रादेशिक व नगर रचना

अधिनियम, १९६६ चे कलम-२०(३)

अन्वये नोटीस प्रसिद्ध करण्यावधत

तारांकित हॉटेलचे नियम --

**महाराष्ट्र शासन**

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०२२

शासन निर्णय क्रमांक-टिपीएस-१७०८/प्र.क्र.४२१/०८/नवि-१२

दिनांक :- २३ ऑक्टोबर, २००८

**शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिद्ध करावी.**

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(सौ.०५)  
(अशोक बा. पाटील)  
कार्यासन अधिकारी

**प्रति,**

विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी, रायगड.

उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

सहाय्यक संचालक नगर रचना, अलिबाग शास्त्रा, अलिबाग, जि. रायगड

व्यवस्थापक, मध्यवर्ती शासकीय मुद्रणालय, चर्नो रोड, मुंबई

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, कोकण विभाग, पूरवणी भाग-३ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ०५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई, यांना पाठवाव्यात)

क्रक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना विभागाच्या वेबसाईटवर प्रसिद्ध करावी.

निवडनस्ती (नवि-१२)

**NOTICE**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Date: 23rd October, 2008.**

**The  
Maharashtra  
Regional and  
Town  
Planning Act,  
1966**

**No. TPS-1708/C.R.421/08/UD -12 :**

Whereas, as per the provisions of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') the Government has sanctioned the Regional Plan for Raigad District Region (hereinafter referred to as 'the said Regional Plan') vide Notification No.TPS-1490/187/CR-21/90/UD-12, dated 10<sup>th</sup> September, 1991 which has come into force with effect from 10<sup>th</sup> December, 1991;

And whereas, there is no provision for additional FSI for starred category hotels in sanctioned regulations of the said Regional Plan;

And whereas, after considering the growth of urbanisation, developments in the Raigad Region, it is felt necessary to make amendments in the regulations of the said Regional Plan in regard to the additional FSI for the starred category hotels;

And whereas, as provided in sub-section (2) of Section 20 of the said Act, Government is of the opinion that 100% additional FSI over and above the permissible FSI shall be permitted to the 4 starred and above category residential hotels (hereinafter referred to as 'the said proposed modification') in the said Regional Plan subject to the payment of premium with the following conditions:

- (a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms & requirement prescribed by the Tourism Department, Government of Maharashtra.
- (b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.
- (c) The proposal of additional FSI shall be submitted to the Government through the Collector, Raigad and premium shall be paid to Government.
- (d) Additional FSI will be permissible only for the hotels on plots fronting on roads having width 12 mts. or more.

- (e) Maximum height of the hotel building shall be permissible up to 40 m.
- (f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.
- (g) The basement for such hotels shall be allowed after leaving the prescribed marginal distances. More than one basement shall be allowed.
- (h) While granting additional FSI to starred category residential hotels, 5% rooms shall be reserved for Government nominees, free of cost on such terms and conditions as may be decided by the Government.
- (i) Premium shall be charged on the basis of Government of Maharashtra Urban Development Department directions No.TPS-Sankrnat-1006/CR-74/06/UD-13, dated 26<sup>th</sup> June, 2006, and as amended from time to time.
- (j) The construction of hotel building shall be strictly as per the provisions of sanctioned Development Control Regulations applicable to the Panvel Municipal Council.
- (k) The construction of hotel building shall be done after leaving required Marginal distances. For fire fighting arrangements necessary approval of The Chief Fire Officer, Government of Maharashtra shall be obtained.
- (l) Construction of any structure such as ramp basement, water tank, stairs Transformer etc. shall not be permissible in required marginal distances.

Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published inviting suggestions/objections, if any, regarding the said proposed modification from the general public in writing, with reasons thereof within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. Suggestions /objections shall be addressed to the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government. The suggestions/objections received by the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai within the period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette shall only be considered.

**NOTE :-**

- (A) The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -
- i) The Collector, Raigad.
  - ii) The Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
  - iii) The Assistant Director of Town Planning, Alibaug Branch, Alibaug, Distt. Raigad.
- (B) This notice is also available on Department's web site [www.urban.maharashtra.Gov.in](http://www.urban.maharashtra.Gov.in)

By order and in the name of the Governor of Maharashtra.

  
( Ashok B. Patil )  
Section Officer.

